

**SOLAR NOTE**

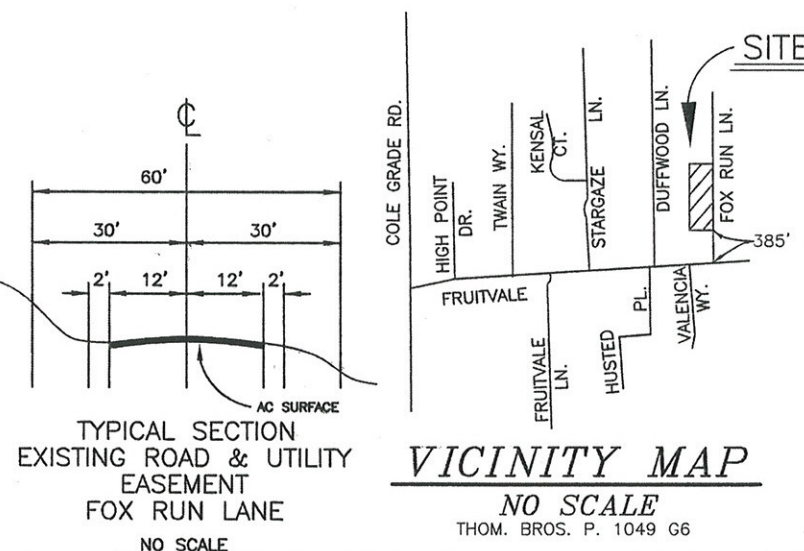
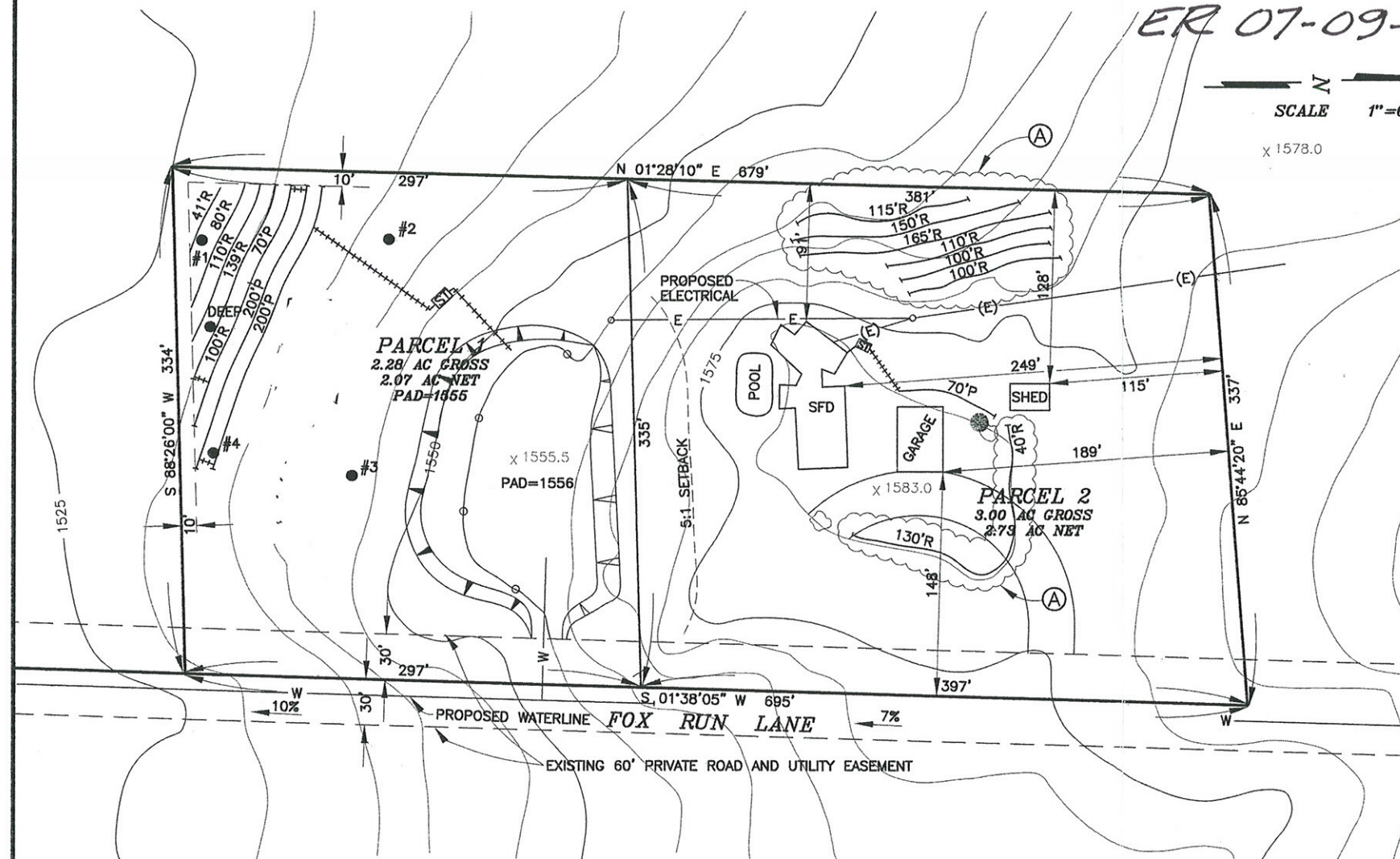
ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE SUBDIVISION ORDINANCE

**PRELIMINARY GRADING PLAN**

TPM 21106  
ER 07-09-010

SCALE 1"=60'

x 1578.0

**APPROXIMATE QUANTITIES:**

PARCEL 1 CUT 1250 CY FILL 1250 CY

NOTE: ROADWAY IS EXISTING AND IT IS ASSUMED 75 CY OF DRESS-UP GRADING

**GRADING NOTE:**

1. PAD SHOWN IS A FEASIBLE SIZE PAD. FINAL PAD WILL BE SUBMITTED BY FUTURE LOT OWNER.
2. ALL LOT GRADING REQUIRES BMP'S.

- (A) PROPOSED LEACH FIELD  
PER McCARLEY CONSTRUCTION  
LICENSE # 682520A

**POST CONSTRUCTION BMPs**

1. ALL LOT DRAINAGE IS TO BE SURFACE FLOW. THIS ALLOWS SOME PERCOLATION BACK INTO THE GROUND AND SOME CLEANING OF POLLUTANTS.
2. DISCHARGE POINTS OF DRAINAGE OFF THE PAD ARE INTO VEGETATED SWALES TO ALLOW WATER TO SOAK INTO THE GROUND.
3. THE STREET WATER IS DESIGNED TO DRAIN TO SEVERAL RIP-RAP FILTERS / ENERGY DISSIPATORS, THEN ALONG NATURAL VEGETATED SWALES. NO STORM DRAIN BOX STRUCTURES ARE PROPOSED, THEREFORE NO MAINTENANCE REQUIRED.

**GRADING NOTES:**

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

**TENTATIVE PARCEL MAP****LAND DIVISION STATEMENT - OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREET AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, AT \_\_\_\_\_ CALIFORNIA.

(ALL OWNERS MUST SIGN)

SIGNATURE Sarah Beers

SIGNATURE \_\_\_\_\_

NAME SARAH BEERS

NAME \_\_\_\_\_

ADDRESS 29240 FOX RUN LANE  
VALLEY CENTER, CA 92082

ADDRESS \_\_\_\_\_

PHONE: (760) 749-2140

PHONE: \_\_\_\_\_

1. COMPLETED TAX ASSESSOR'S NUMBER IS 188-161-05
2. ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE PARCEL MAP: PORTION OF THE SE 1/4 OF SEC. 5, T.11 S., R. 1 W CO. OF SAN DIEGO STATE OF CALIF.
3. GENERAL PLAN REGIONAL CATEGORY EDA
4. COMMUNITY/SUBREGIONAL PLAN AREA VALLEY CENTER
5. LAND USE DESIGNATION(S) 17 ESTATE
6. EXISTING ZONING:

USE REGULATIONS	A-70
NEIGHBORHOOD REGS	L
DENSITY	.50
LOT SIZE	2 AC
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGS	-

7. ASSOCIATED PERMITS: N/A
8. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (i.e. RECORDED EASEMENT, UN-RECORDED EASEMENT IDENTIFY AND SPECIFY WIDTH): EXISTING 60' ROAD AND UTILITY TO FRUITVALE ROAD
9. WATER SOURCE: VALLEY CENTER MUNICIPAL WATER DISTRICT
10. SEPTIC/ SEWER DISTRICT: SUBSURFACE DISPOSAL
11. FIRE DISTRICT: VALLEY CENTER FPD
12. SCHOOL DISTRICT: VALLEY CENTER / PAUMA UNIFIED SCHOOL DISTRICT
13. ASSESSOR'S TAX RATE AREA: 94-075

TOPOGRAPHY FROM: COUNTY OF SAN DIEGO, TOPOGRAPHICAL SURVEY SHEET 390-1767  
NO GRADING IS PROPOSED

Lawrence Paxton  
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DEPARTMENT OF PLANNING  
AND LAND USE